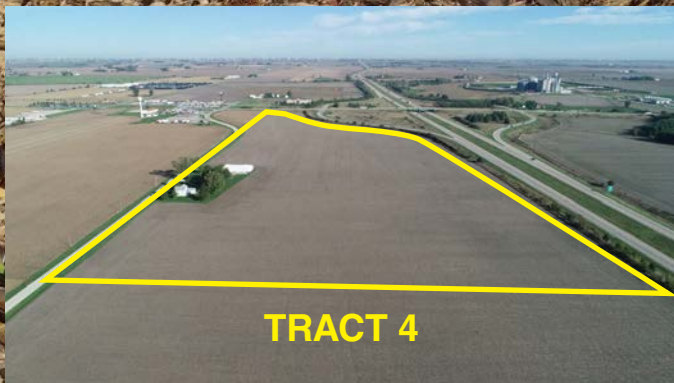
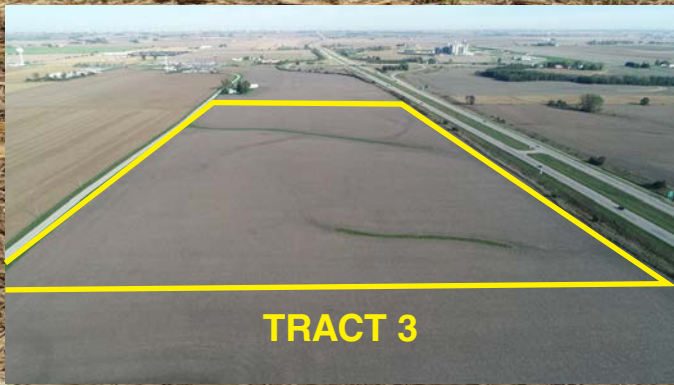
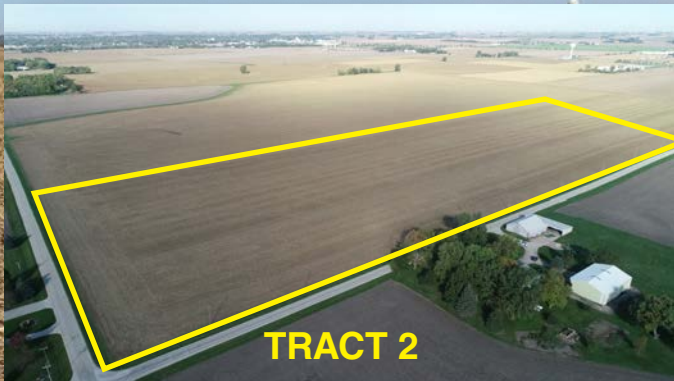
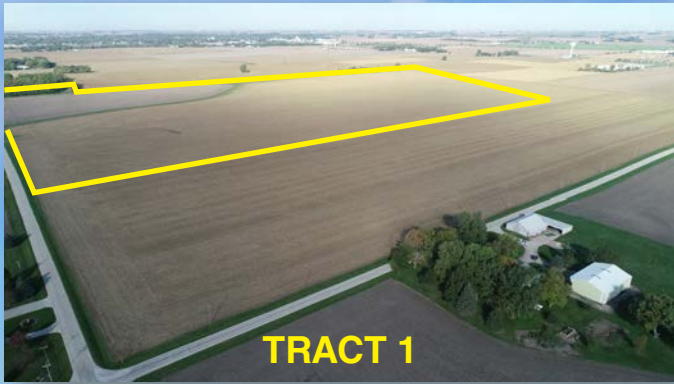


MENDOTA FARM AUCTION



**ONLINE ONLY
LIVE AUCTION**

275.04 $\pm$
surveyed acres

4 tracts

**January 18, 2022
10:00 am**

**to register:
www.landprollc.us/auctions**

12.22.21

Rob Warmbir, Auctioneer
RW Property Services, LLC.
IL License 441.002377
rwpropertyservice.com



Ray L. Brownfield ALC AFM
Land Pro LLC
Designated Managing Broker | Owner
630.258.4800 | landprollc.us

Mendota Township Farm

Google Aerial (tract boundaries)	1
Township Plat Maps	2
FSA Map (all tracts)	3
Survey (all tracts)	4
Drain Tile Map (all tracts)	5
Property Summary (all tracts)	6
Soil Test Information (all tracts)	6

Tract 1

Google Aerials	7
Tract Summary	8
Surety Soils Map Surety Soils Table	8
Surety Aerial Map Surety Hillshade Map	9
Surety Topography Map Tract Photo	10
Survey	11

Tract 2

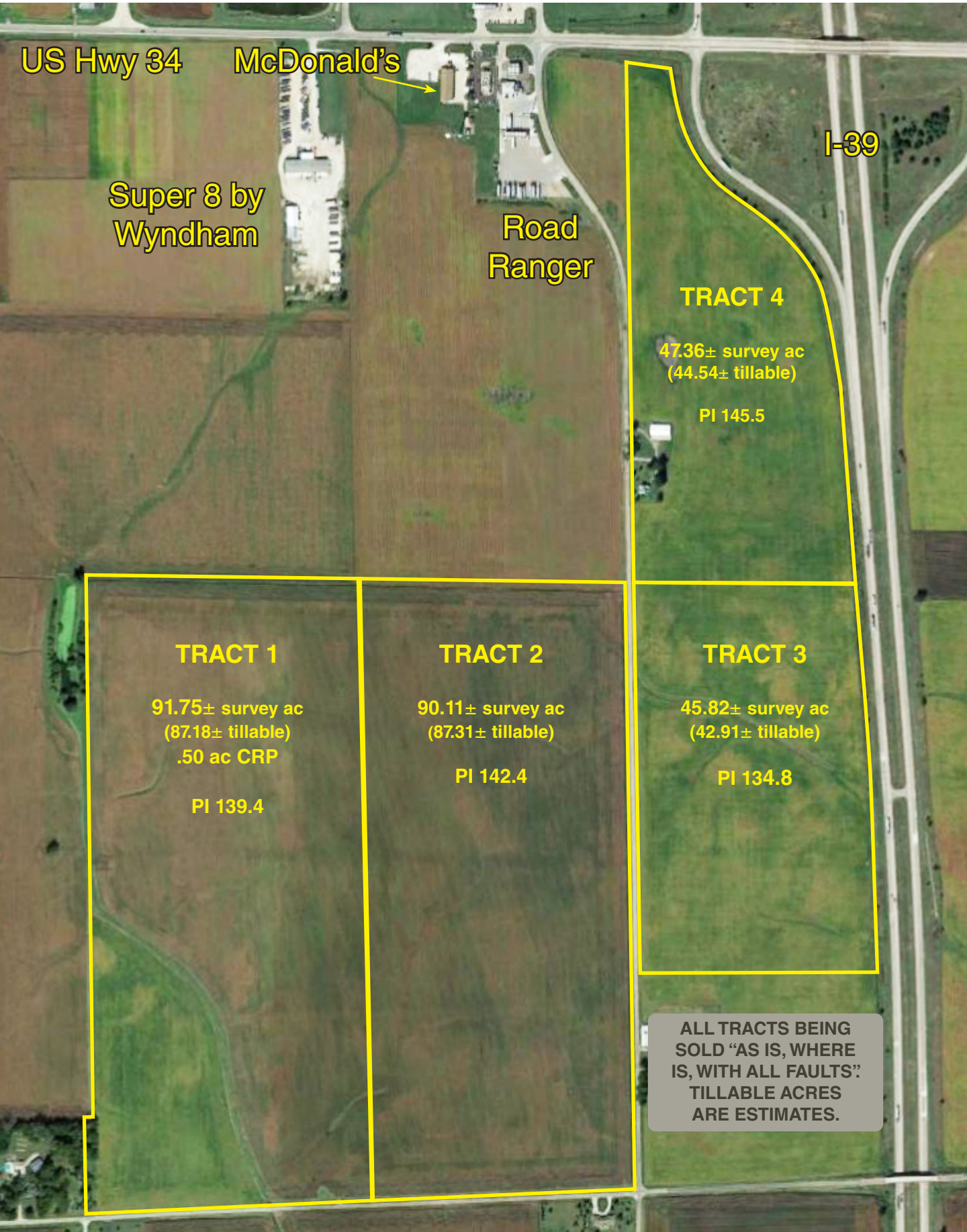
Google Aerials	12
Tract Summary	13
Surety Soils Map Surety Soils Table	13
Surety Aerial Map Surety Hillshade Map	14
Surety Topography Map Tract Photo	15
Survey	16

Tract 3

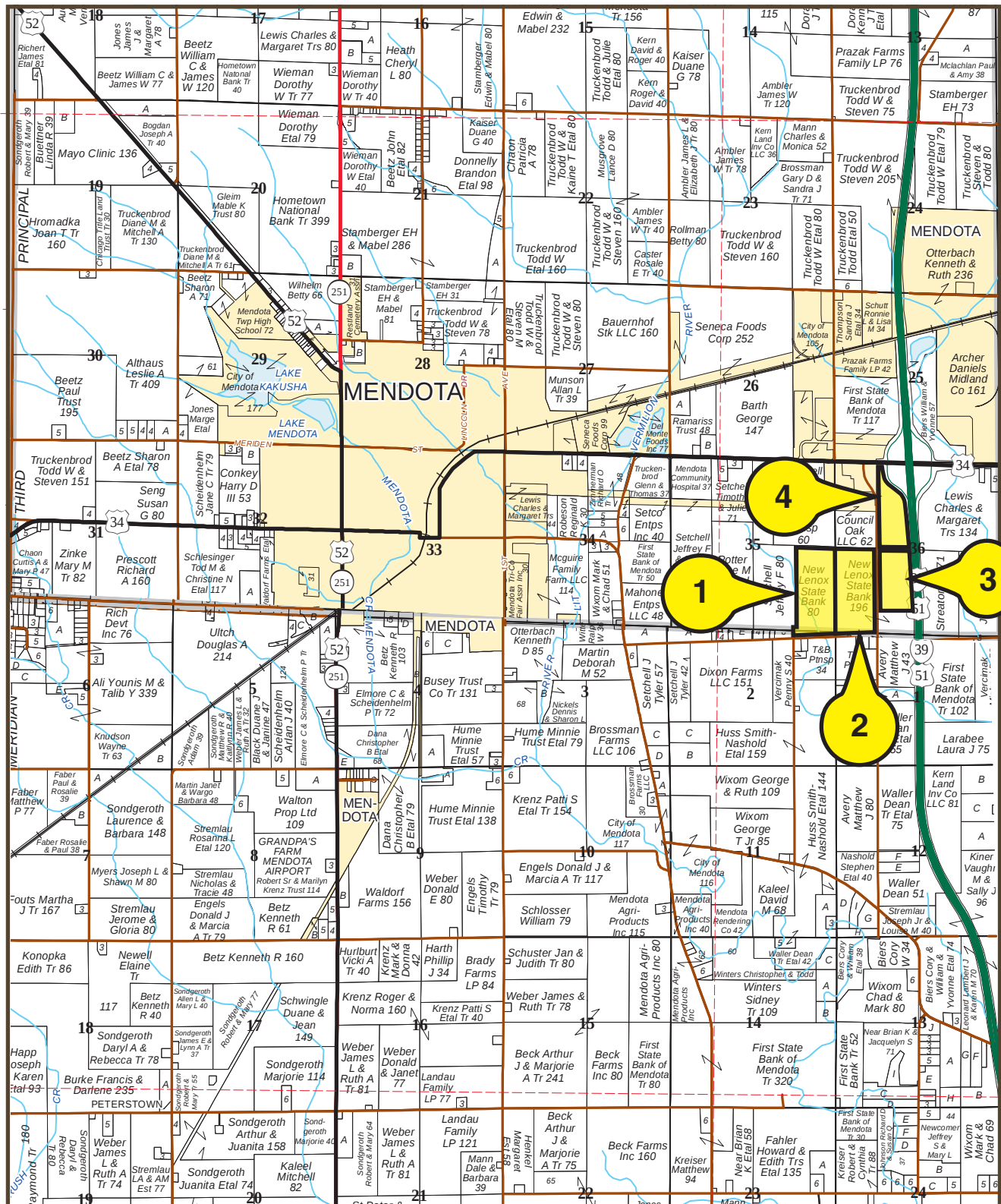
Google Aerials	17
Tract Summary	18
Surety Soils Map Surety Soils Table	18
Surety Aerial Map Surety Hillshade Map	19
Surety Topography Map Tract Photo	20
Survey	21

Tract 4

Google Aerials	22
Tract Summary	23
Surety Soils Map Surety Soils Table	23
Surety Aerial Map Surety Hillshade Map	24
Surety Topography Map Tract Photos	25
Home + Building Summary	26
Survey	27
Online Bidder Registration Form	28
Terms and Conditions	29

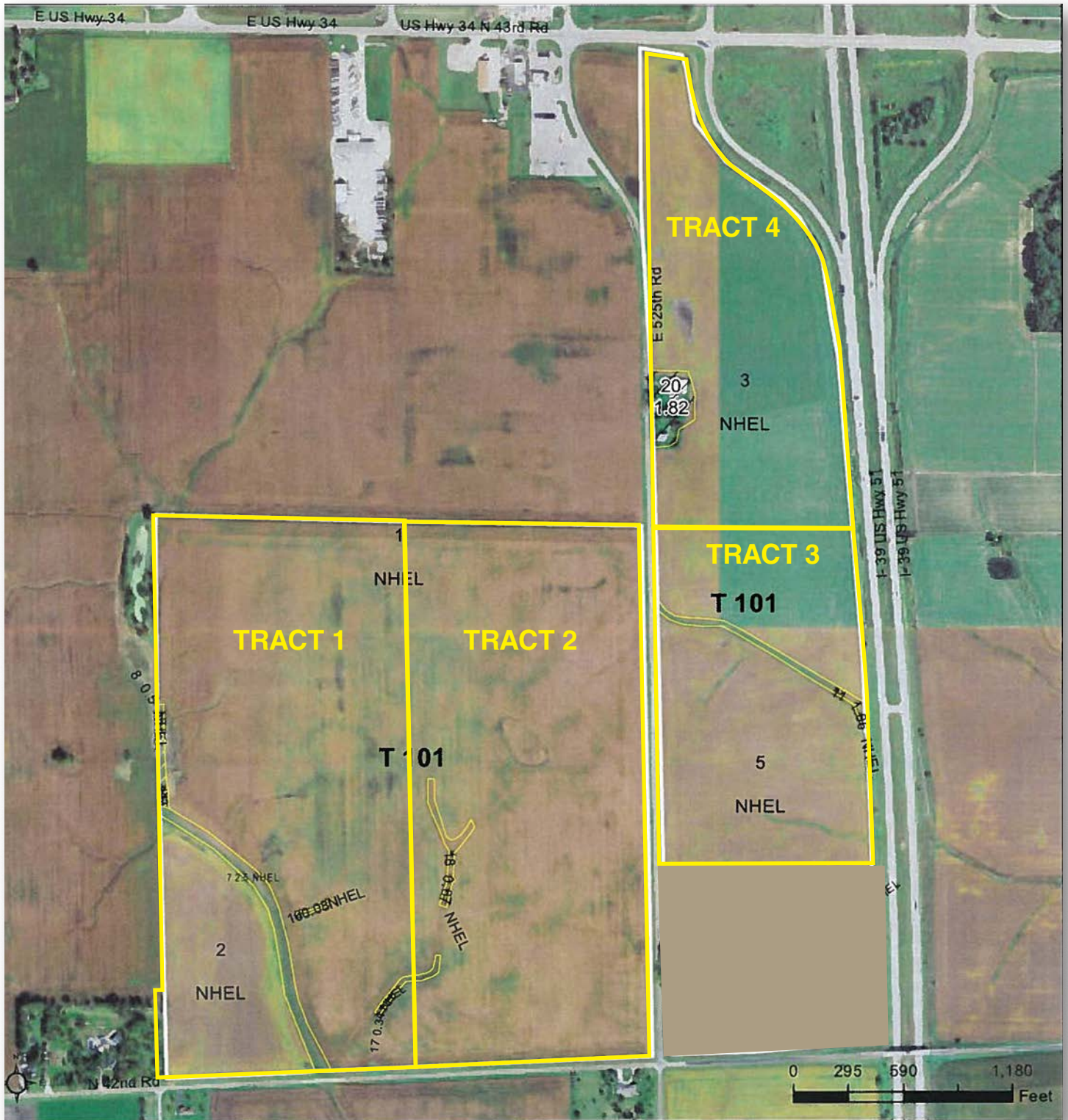


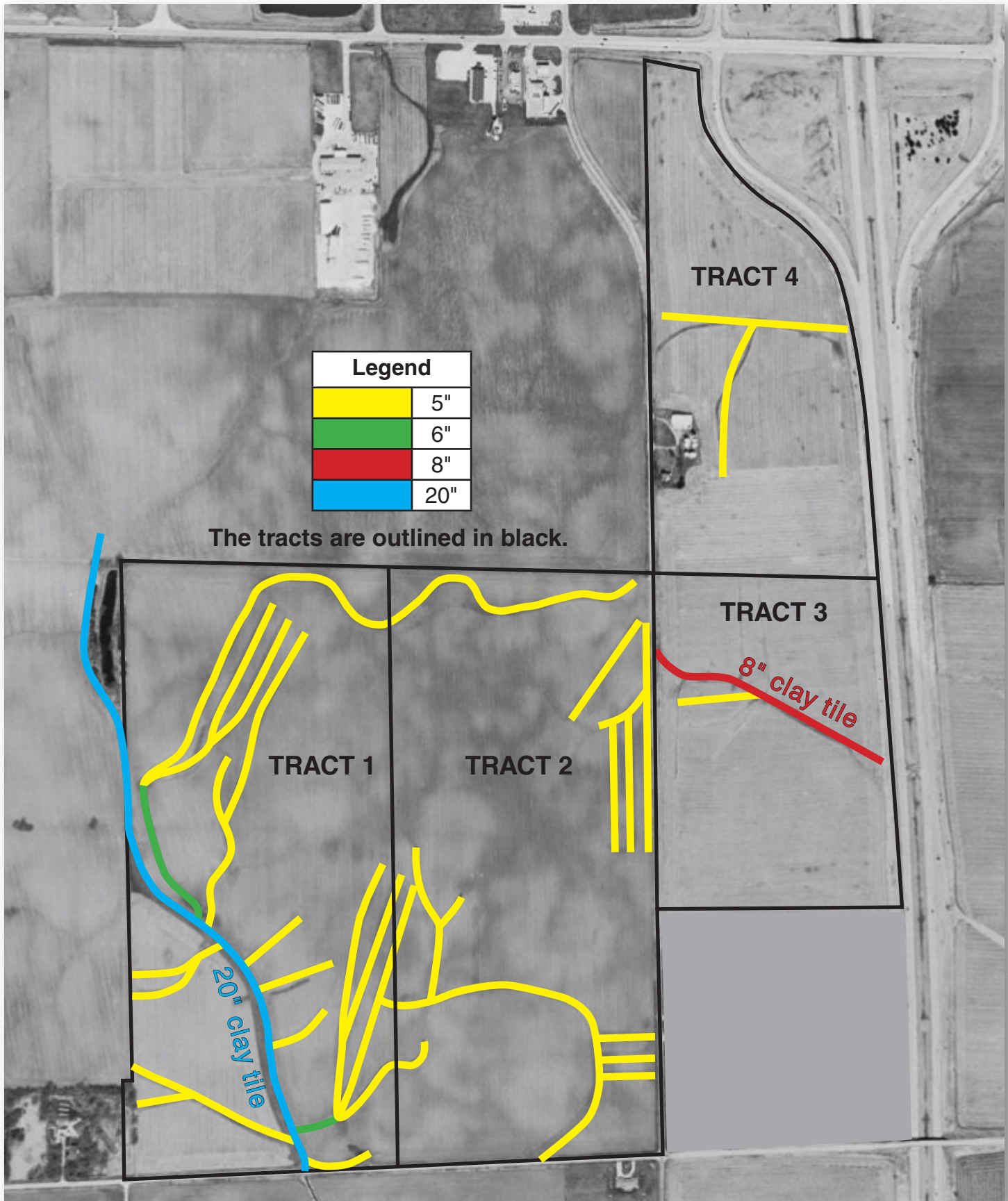
Mendota | T.36N.-R.1E.



Troy Grove | T.35N.-R.1E.

Boundaries and acreages are approximate.





We appreciate the opportunity to bring this high quality, Class A soil, 275.04 surveyed acre farm, located in LaSalle County (near Mendota Illinois) to the market. The farm has been owned by the Duvall Family for many years, and operated by the Joerger Family for over seventy-five years. It is being auctioned ONLINE ONLY beginning at 10:00 am on Tuesday, January 18, 2022. To give everyone an opportunity to own some or all of this farm, it is being offered in four tracts. The auction is bidders choice, so the high bidder will have their choice as to which tract, or tracts, they want to purchase. If any tracts remain, bidding will reopen until all tracts are sold. **register at www.landprollc.us/auctions**

acreage	-	275.04± surveyed acres (261.94± tillable acres)
CRP (Tract 1)	-	.50 acres \$300.00 annually expires 9.30.2031
description	-	The E½ of the SE¼ of Section 35, and most of the SE¼ and part of the E½ of the NW¼ of Section 36, Mendota Township, T.36N.-R.1E., and part of the NW¼ of Section 1 and part of the NE¼ of Section 2, Troy Grove Township, T.35N.-R.1E., LaSalle County, Illinois
soils	-	Productivity Index - 140.5 (avg of all tracts) predominantly Muscatune, Catlin, Muscatune-Buckhart, Sable
taxes (2020)	-	\$17,560.10 (\$58.11/ac) (total includes home + buildings that were sold)
PIN	-	01.35.401.000, 01.35.402.000, 01.36.100.000, 01.36.300.000, 06.01.101.000, 06.01.102.000, 06.02.211.000
buildings (Tract 4)	-	home + buildings
frontage	-	US Hwy 34, E 525 th Road, N 42 nd Road

Advanced Crop Care, Inc.**Fall 2020**

(soil tests available upon request)

West Acres (averages)	East Acres (averages)
av pH - 6.5	av pH - 6.4
av P - 96.5	av P - 56.1
av K - 351.5	av K - 326.6

**FSA
Farm 2401 | Tract 101**

Commodity	Base Acres	County Yield
Corn (ARC-CO)	170.7	195
Soybeans (PLC)	115.9	52

**Mendota Township Farm Yield
(bushels per acre)**

	Corn	Soybeans
Five-year average	227	63

DRIVING DIRECTIONS

3.7± mi E of Mendota IL
 55.8± mi S of Rockford IL
 79.6± mi N of Bloomington IL
 94.4± mi E of Moline IL
 103.0± mi SW of Chicago IL
 142.0± mi NE of Springfield IL
 GPS 41.548865, -89.064574

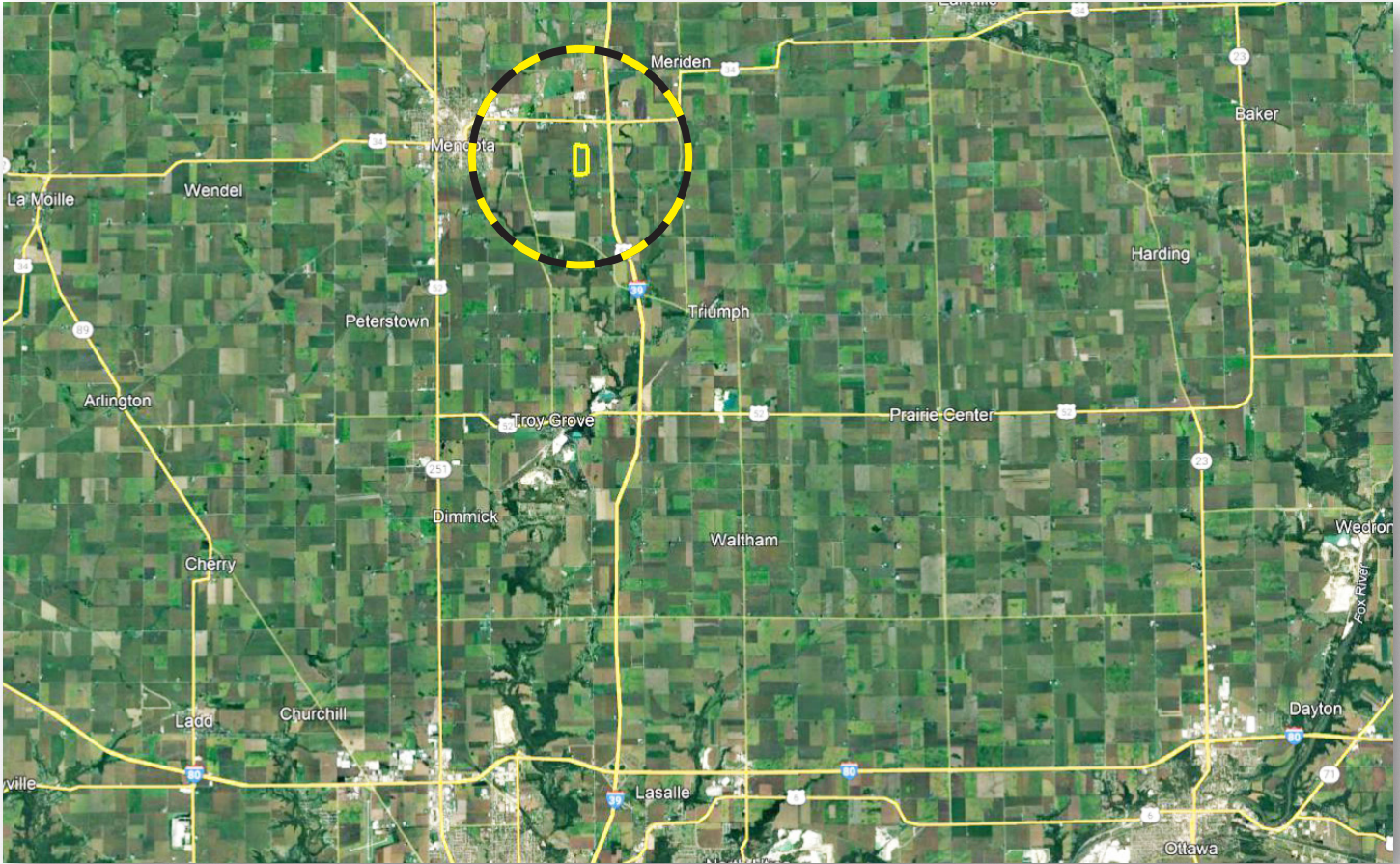
(Points are to center of city)



Boundaries and acreages are approximate.

91.75± surveyed ac (87.18± tillable ac) | LaSalle County Illinois
Section 35 - Mendota Township | Section 2 - Troy Grove Township

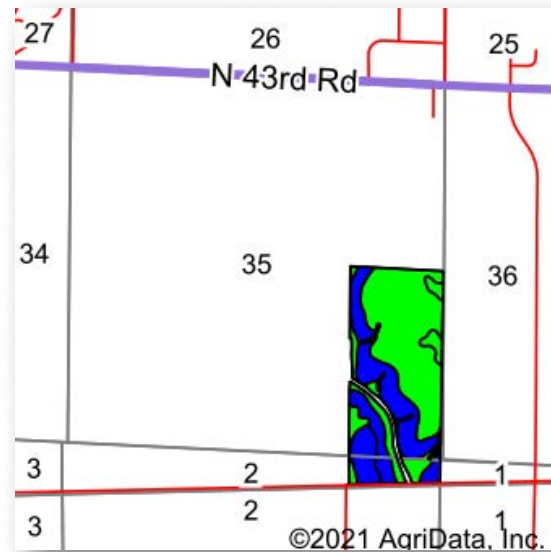
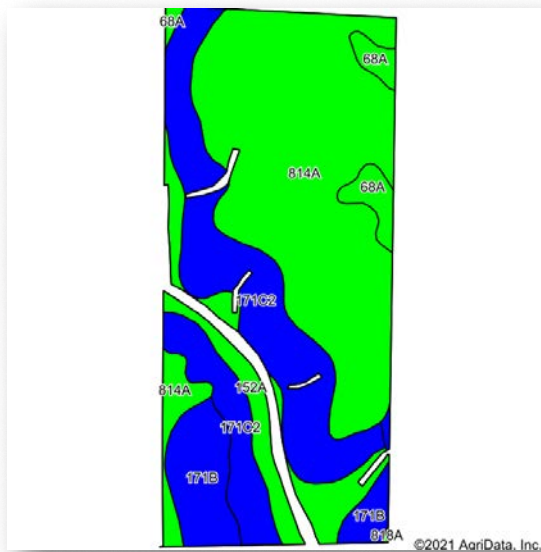
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Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner
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DESCRIPTION The E½ of the SE¼ of Section 35, Mendota Township, T.36N.-R.1E, and part of the NE¼ of the NE¼ of Section 2, Troy Grove Township, T.35N.-R.1E., all in LaSalle County Illinois	ACREAGE 91.75± surveyed acres (87.18± tillable acres)	REAL ESTATE TAXES (2020) \$3,746.20 (\$40.83/ac)
	CRP .50 ac \$300/ac expires September 30, 2031	PIN 01.35.401.000 01.35.402.000 06.02.211.000 06.02.212.000
	SOILS Productivity Index - 139.4 predominantly Muscatune-Buckhart, Catlin, Drummer	FRONTAGE N 42 nd Road



Area Symbol: IL099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	43.95	50.1%		FAV	193	62	75	0.00	6.02	145
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	24.37	27.8%		FAV	**174	**55	**68	**6.30	0.00	**128
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.46	9.6%		FAV	195	63	73	0.00	5.64	144
**171B	Catlin silt loam, 2 to 5 percent slopes	7.88	9.0%		FAV	**185	**58	**72	**6.70	0.00	**137
68A	Sable silty clay loam, 0 to 2 percent slopes	3.10	3.5%		FAV	192	63	74	0.00	5.77	143
Weighted Average						187.2	59.8	72.6	2.35	3.76	139.4

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

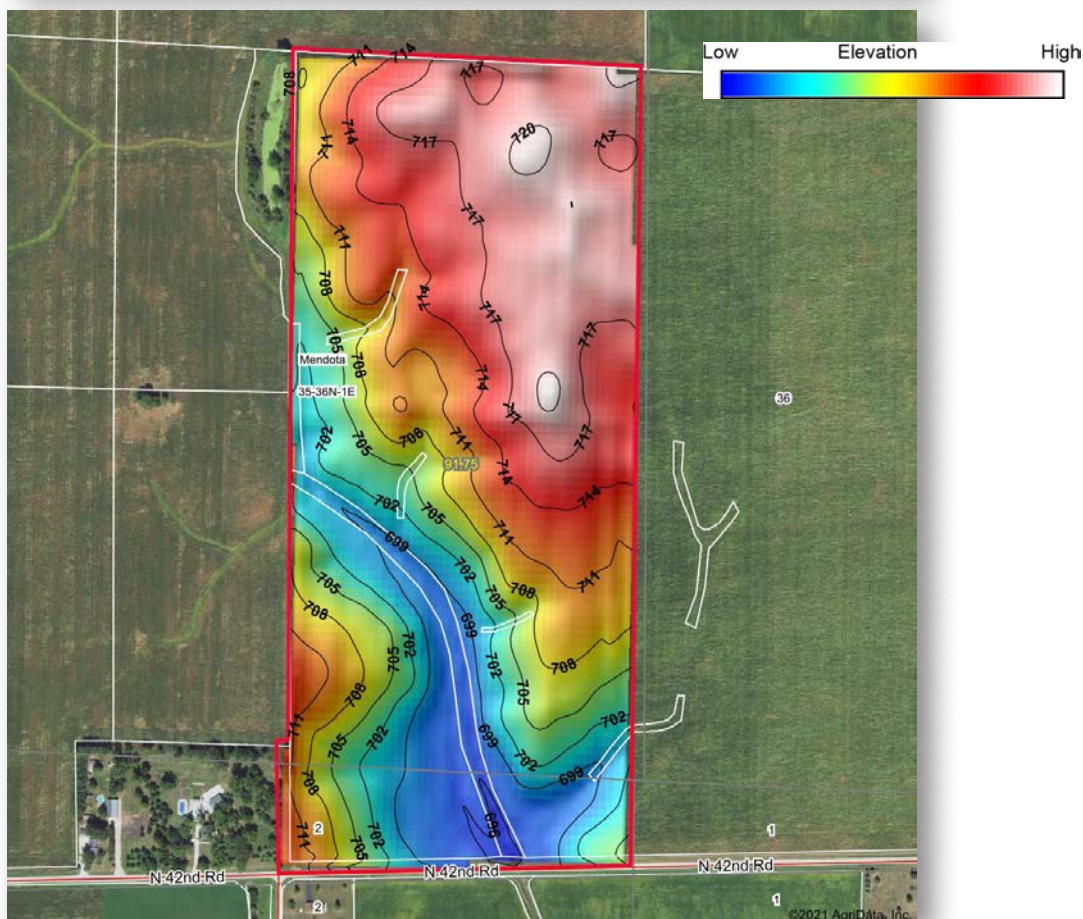
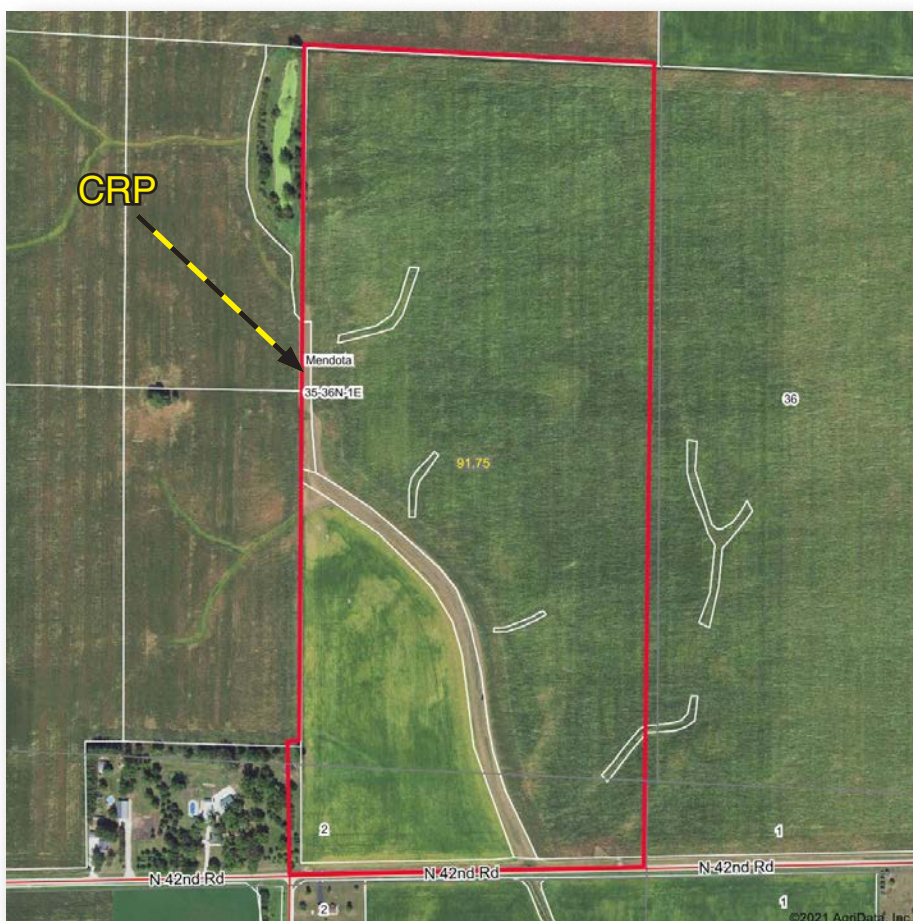
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

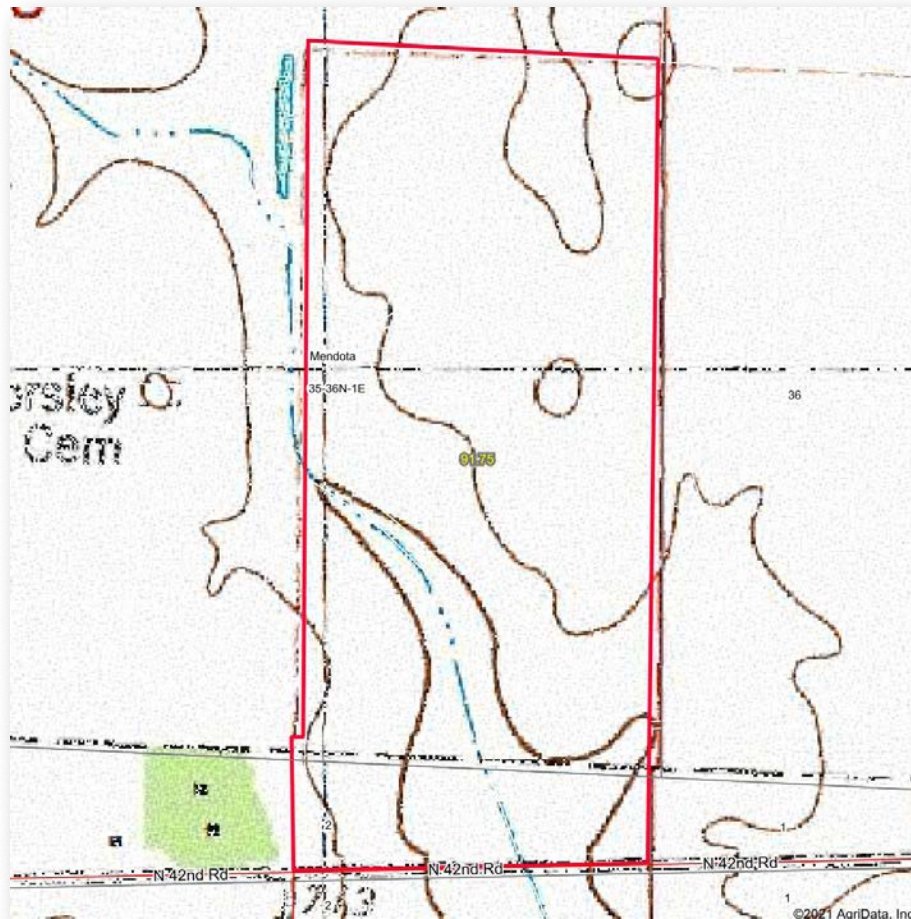
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

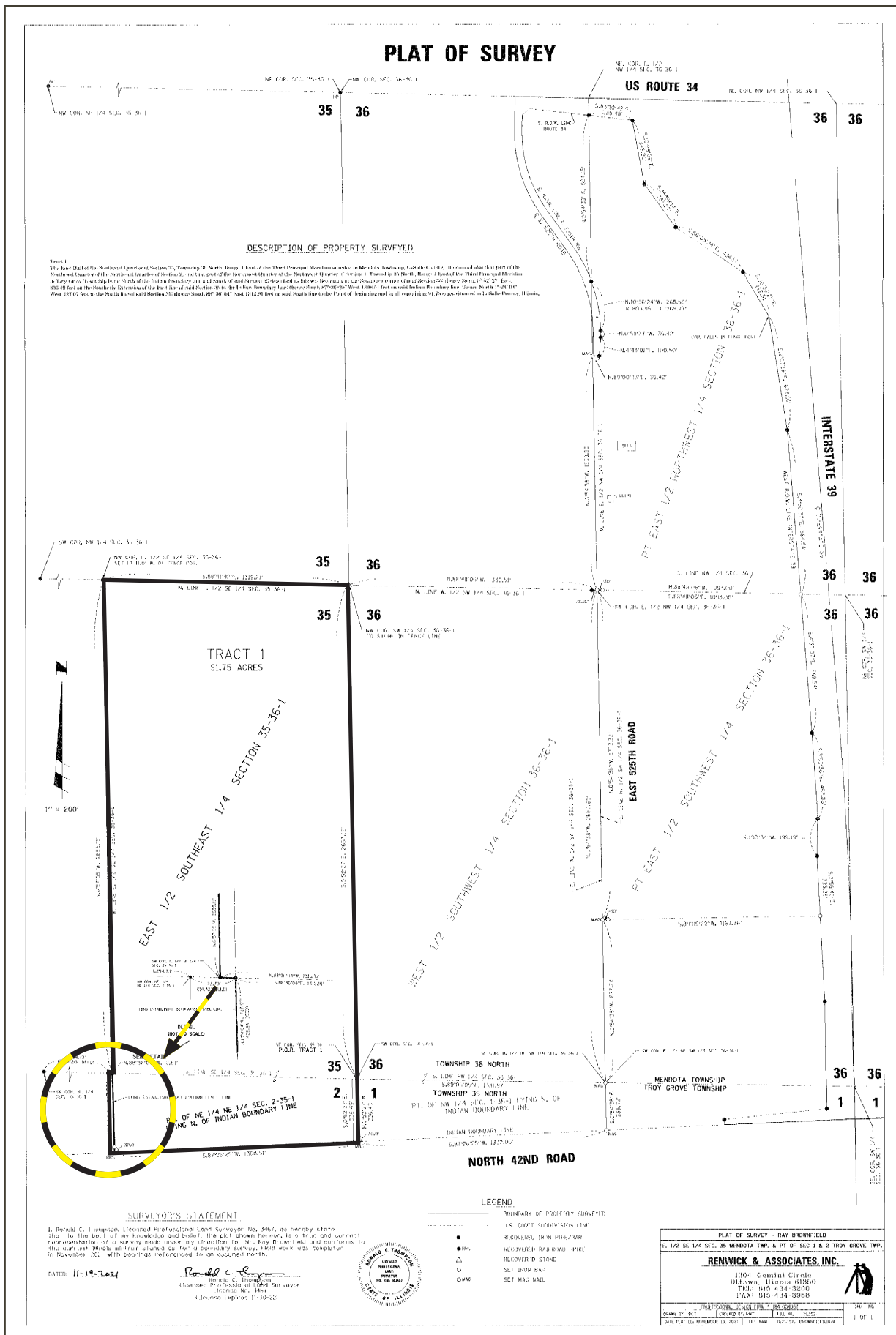


Boundaries and acreages are approximate.

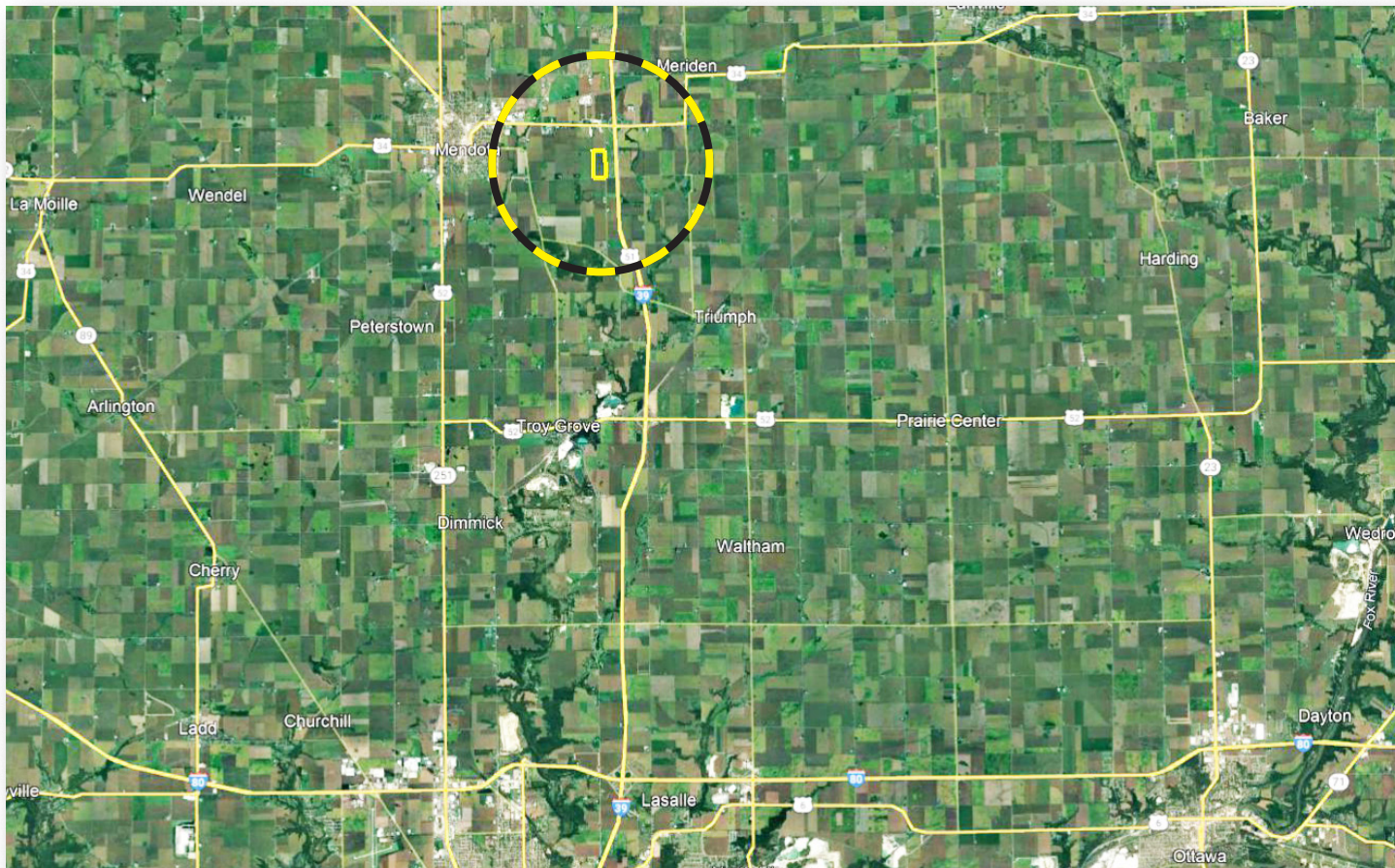


looking north, 10.19.21





90.11± surveyed ac (87.31± tillable ac) | LaSalle County Illinois
Section 36 - Mendota Township | Section 1 - Troy Grove Township

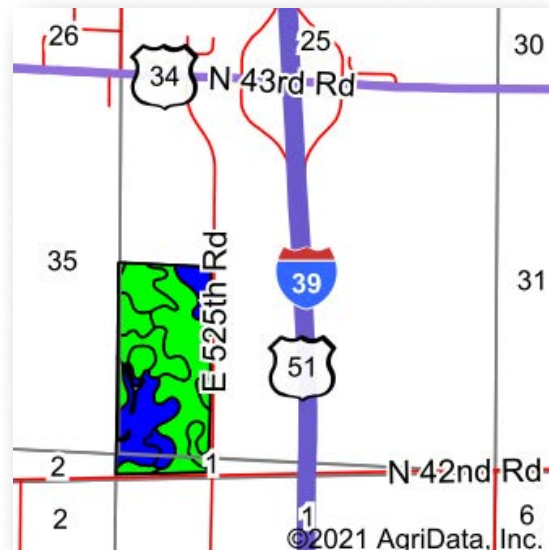
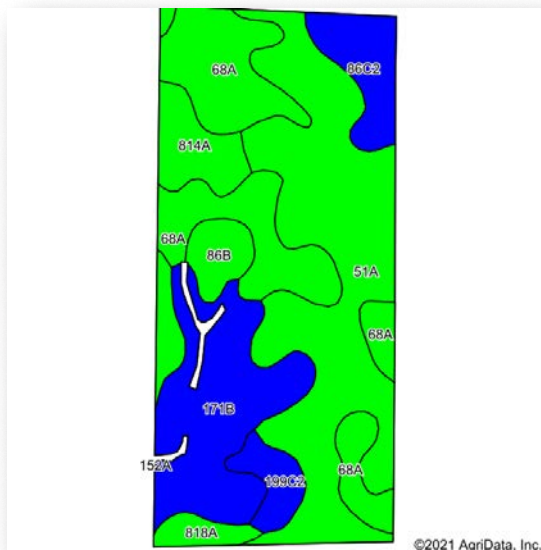


Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner
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DESCRIPTION The W½ of the SW¼ of Section 36, Mendota Township, T.36N.-R.1E, and part of the NW¼ of the NW¼ of Section 1, Troy Grove Township, T.35N.-R.1E., all in LaSalle County Illinois	ACREAGE 90.11± surveyed acres (87.31± tillable acres) SOILS Productivity Index - 142.4 predominantly Muscatune, Sable, Catlin	REAL ESTATE TAXES (2020-est) \$4,013.58 (\$/44.54ac) PIN 01.36.300.000 (partial) 06.01.101.000 FRONTAGE N 42 nd Road, E 525 th Road
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Area Symbol: IL099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
51A	Muscatune silt loam, 0 to 2 percent slopes	32.17	37.2%		FAV	200	64	75	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	19.93	23.0%		FAV	192	63	74	0.00	5.77	143
**171B	Catlin silt loam, 2 to 5 percent slopes	15.51	17.9%		FAV	**185	**58	**72	**6.70	0.00	**137
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	6.49	7.5%		FAV	193	62	75	0.00	6.02	145
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	5.09	5.9%		FAV	**178	**56	**70	**6.42	0.00	**131
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	2.80	3.2%		FAV	**180	**56	**69	**6.53	0.00	**132
**86B	Osco silt loam, 2 to 5 percent slopes	2.79	3.2%		FAV	**189	**59	**74	**6.83	0.00	**140
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	1.76	2.0%		FAV	191	61	75	0.00	6.25	142
Weighted Average						192.5	61.6	73.7	2.01	4.15	142.4

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

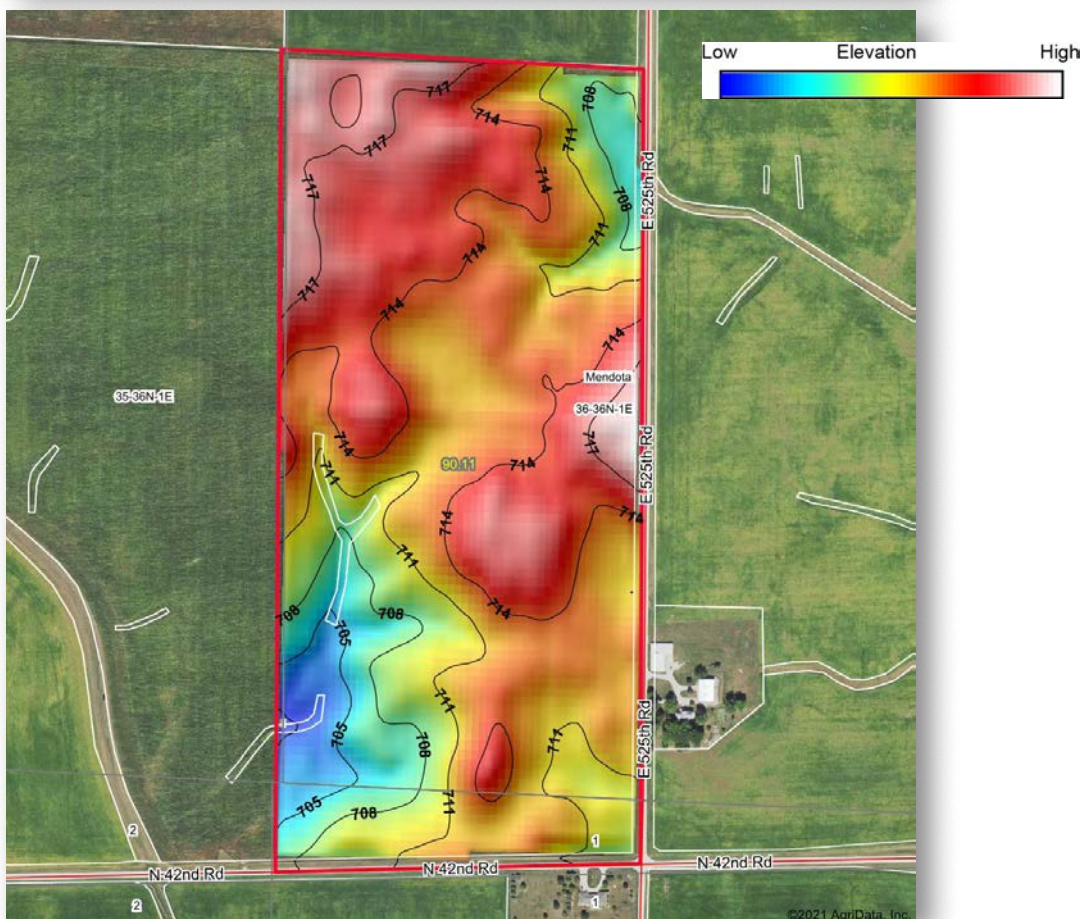
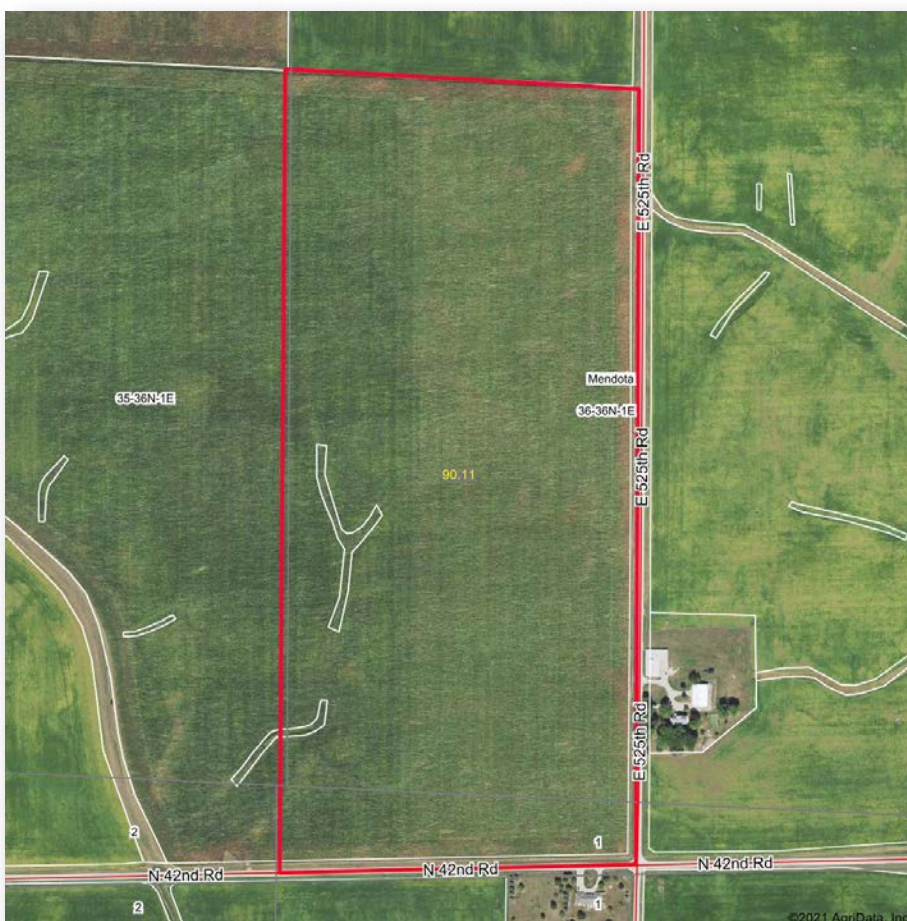
^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

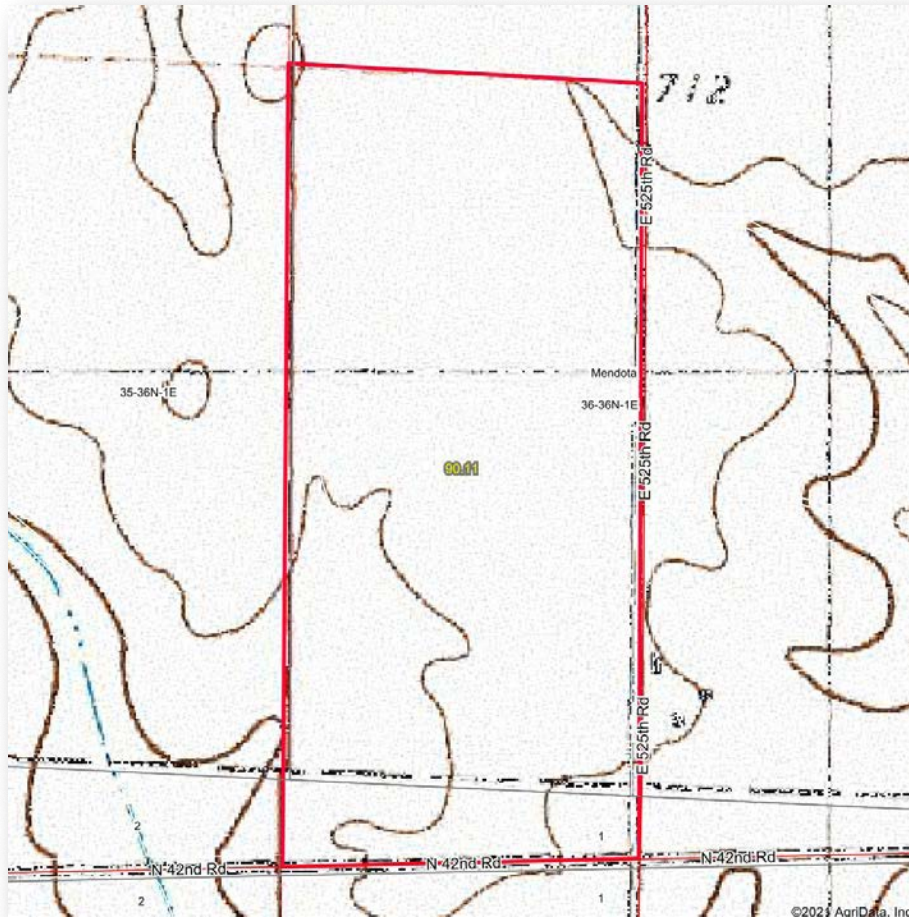
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Boundaries and acreages are approximate.



Boundaries and acreages are approximate.



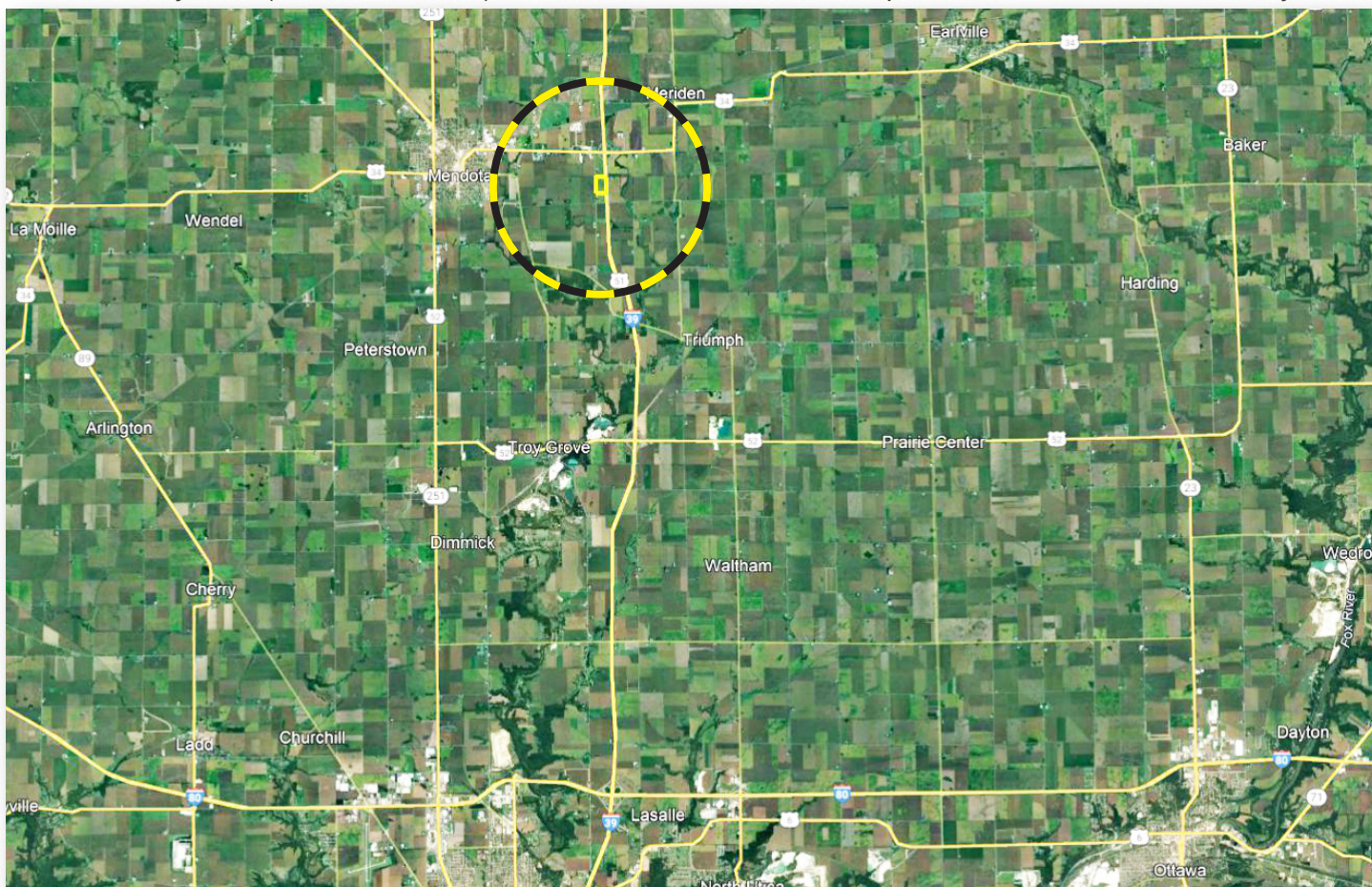
looking north, 10.19.21





Mendota Township Farm - Tract 3

45.82± surveyed ac (42.91± tillable ac) | Section 36 | Mendota Township | T.36N.-R.1E. | LaSalle County Illinois



Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner
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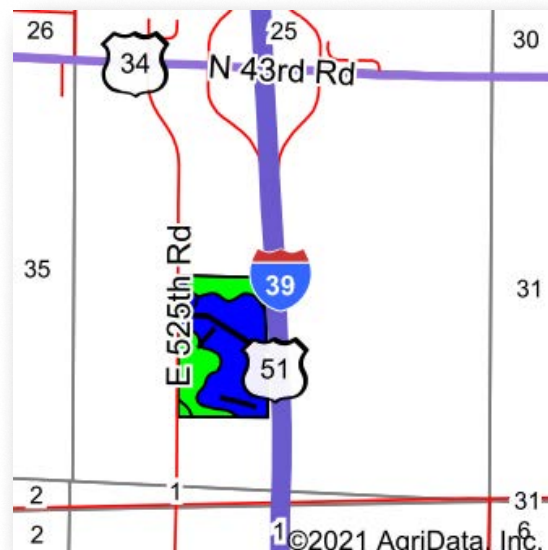


12.22.21



Boundaries and acreages are approximate.

DESCRIPTION Part of the E½ of the SW¼ of Section 36, Mendota Township, T.36N.-R.1E. in LaSalle County Illinois	ACREAGE 45.82± surveyed acres (42.91± tillable acres)	REAL ESTATE TAXES (2020-est) \$1,871.14 (\$40.83/ac)
FRONTAGE US Hwy 34 (N 43 rd Road) E 525 th Road I-39/US Hwy 51 frontage	SOILS Productivity Index - 134.8 predominantly Catlin, Muscatune	PIN 01.36.300.000 (partial)



Area Symbol: IL099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	26.55	60.4%		FAV	**174	**55	**68	**6.30	0.00	**128
51A	Muscatune silt loam, 0 to 2 percent slopes	14.90	33.9%		FAV	200	64	75	0.00	6.02	147
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.98	4.5%		FAV	**178	**56	**70	**6.42	0.00	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	0.55	1.3%		FAV	192	63	74	0.00	5.77	143
Weighted Average						183.2	58.2	70.5	4.09	2.11	134.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

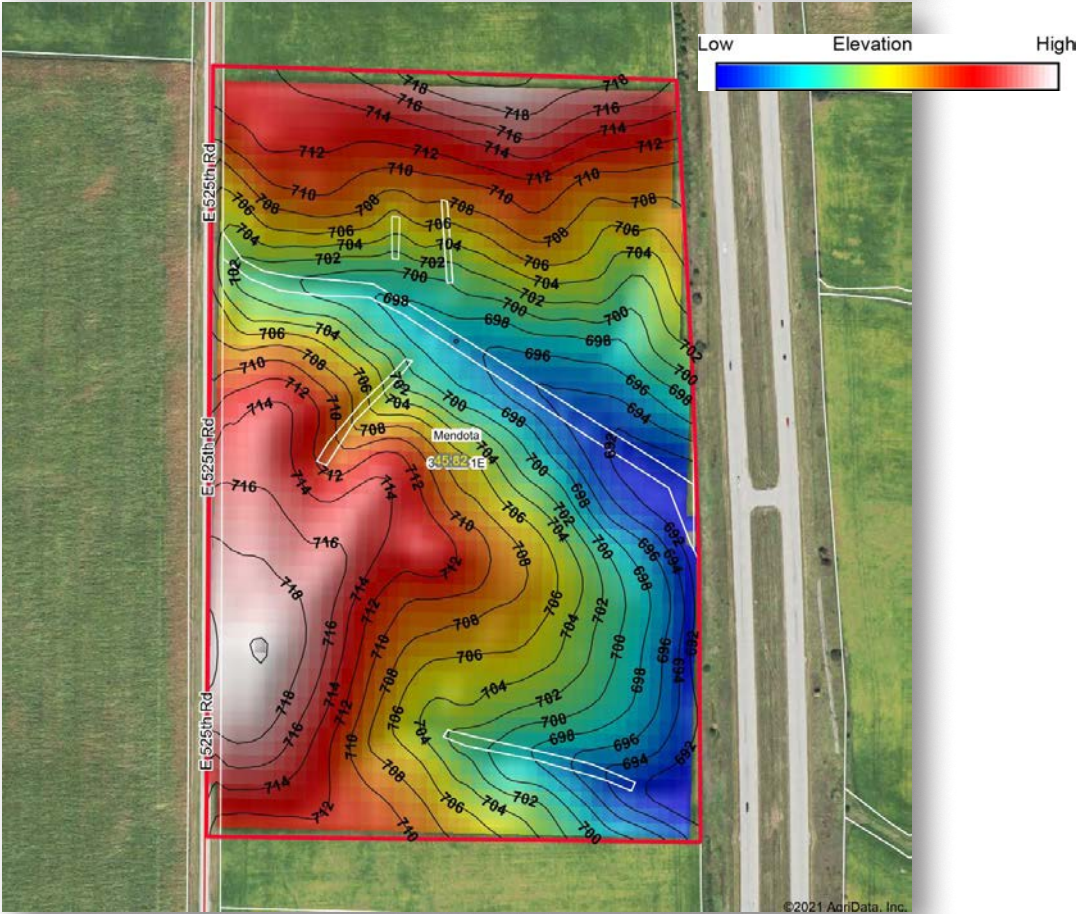
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

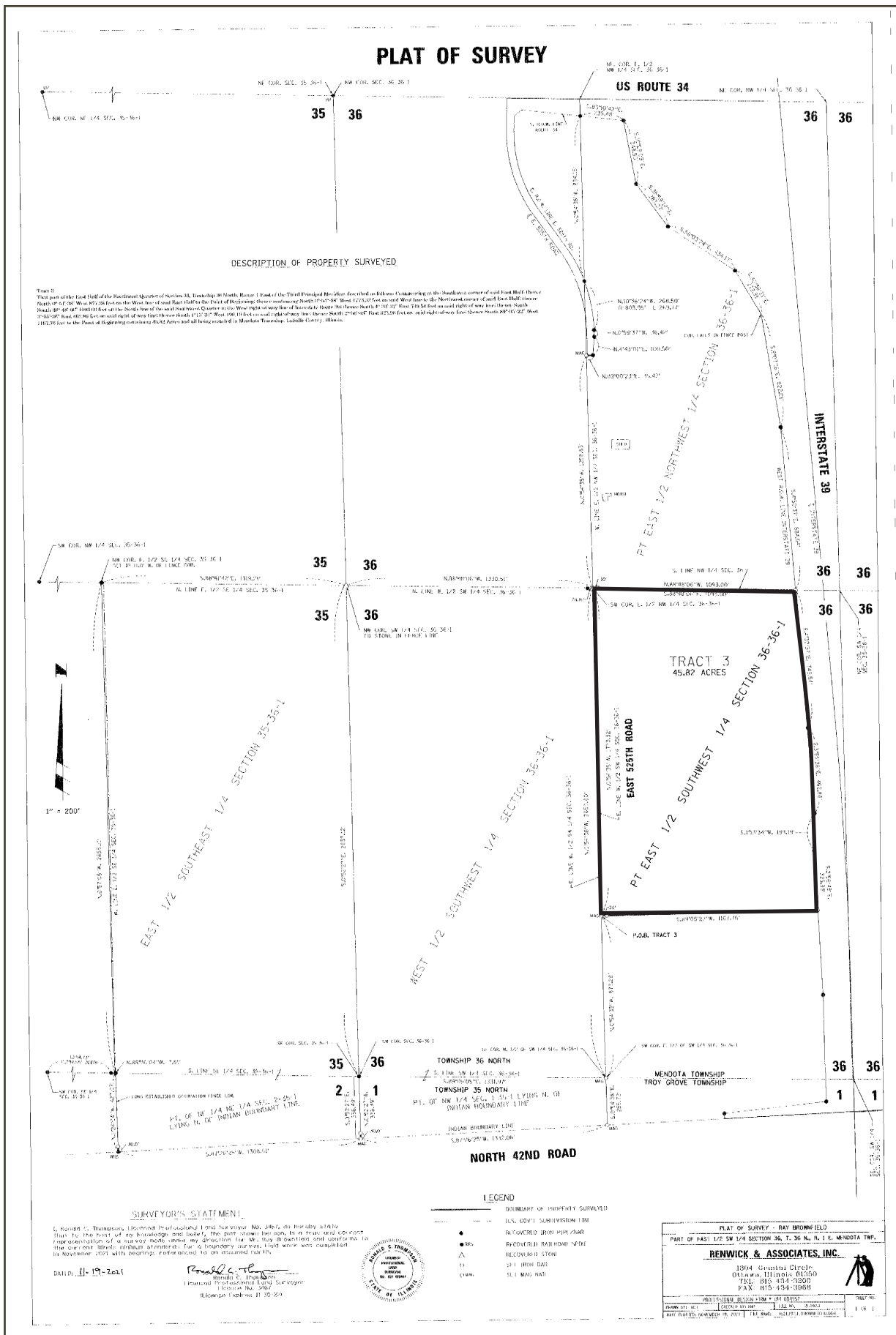


Boundaries and acreages are approximate.



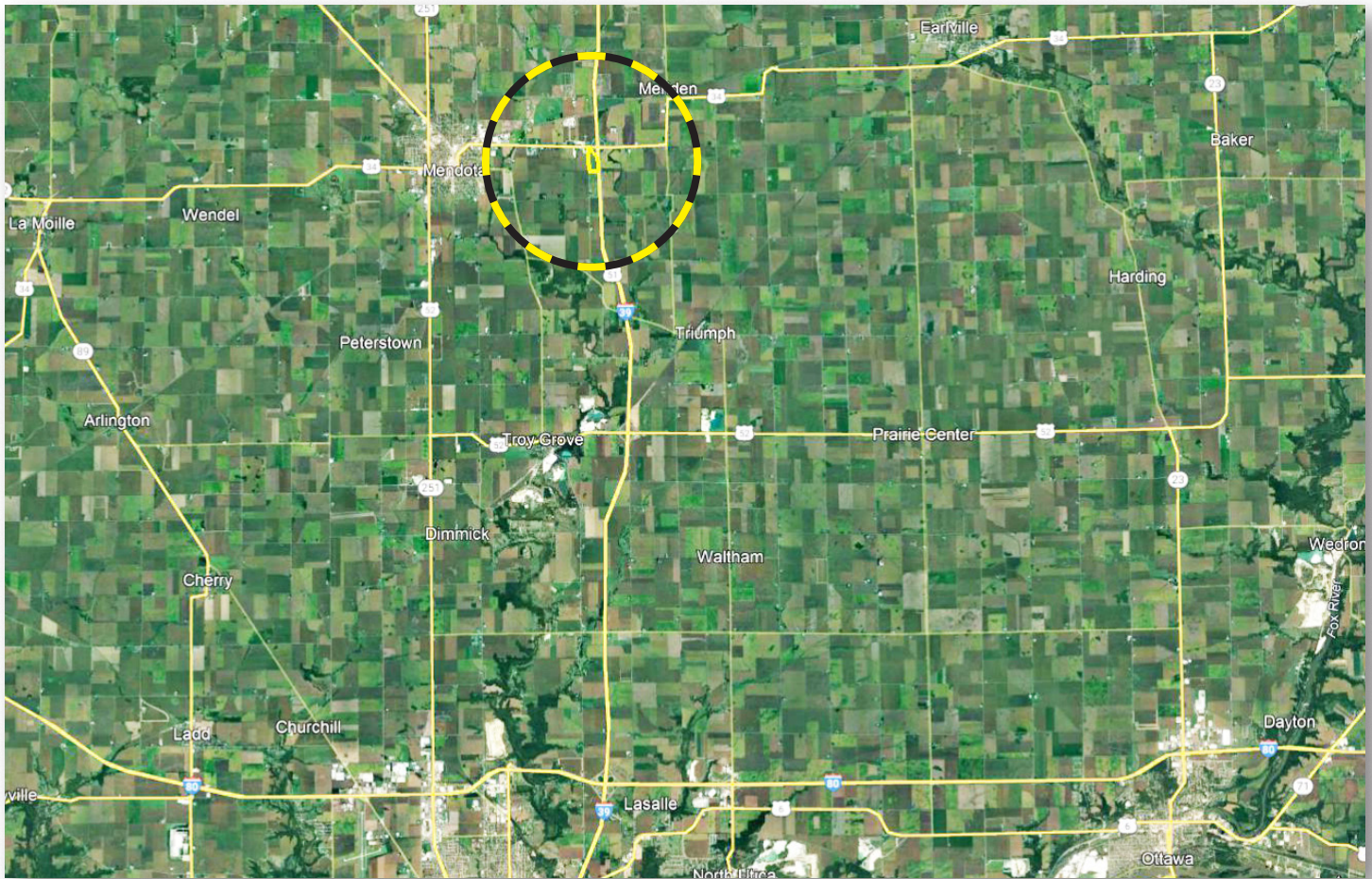
looking northeast, 10.19.21





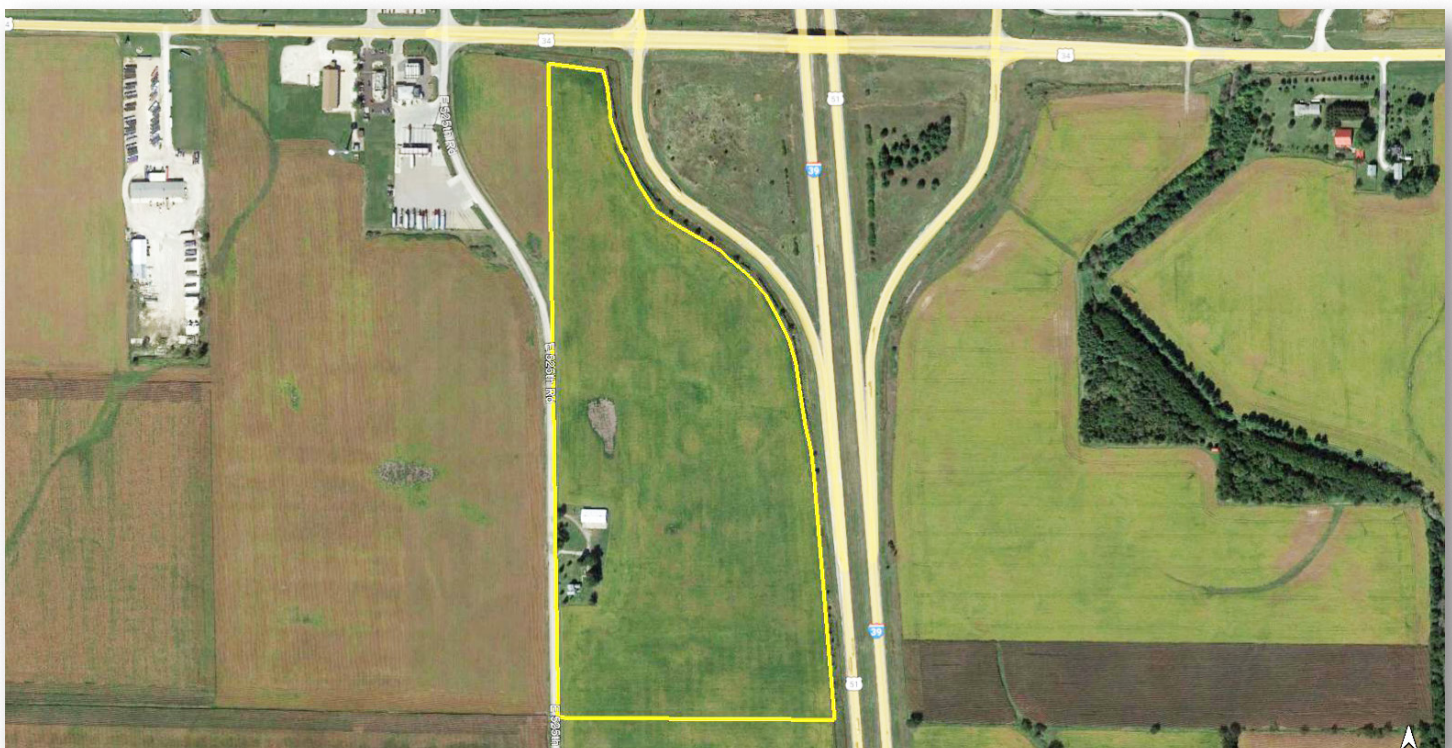
Mendota Township Farm - Tract 4

47.36± surveyed ac (44.54± tillable ac) | Section 36 | Mendota Township | T.36N.-R.1E. | LaSalle County Illinois



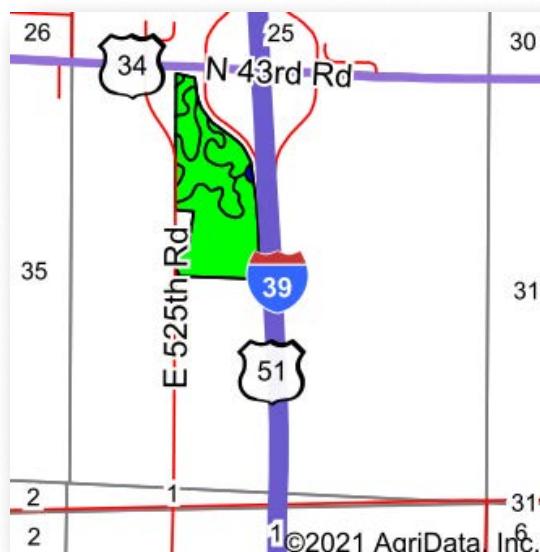
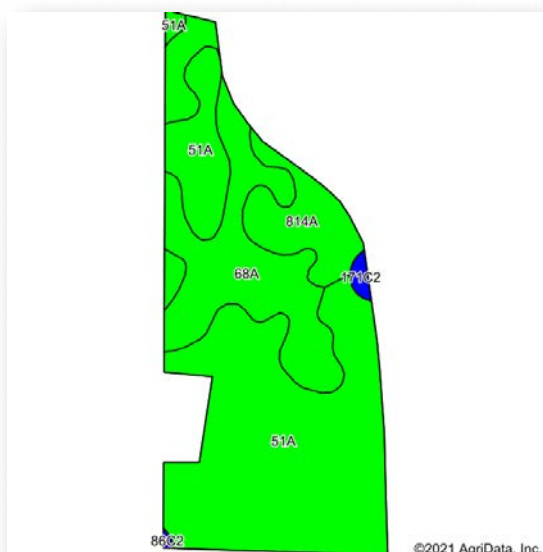
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DESCRIPTION Part of the E½ of the NW¼ of Section 36, Mendota Township, T.36N.-R.1E. in LaSalle County Illinois	ACREAGE 47.36± survey acres (44.54± tillable acres)	REAL ESTATE TAXES (2020) \$3,737.88 (\$78.92/ac) home + building
FRONTAGE US Hwy 34 (N 43 rd Road) E 525 th Road I-39/US Hwy 51 frontage	SOILS Productivity Index - 145.5 predominantly Muscatune, Sable	PIN 01.36.100.000



Area Symbol: IL099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
51A	Muscatune silt loam, 0 to 2 percent slopes	27.91	61.4%		FAV	200	64	75	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	12.61	27.8%		FAV	192	63	74	0.00	5.77	143
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	4.48	9.9%		FAV	193	62	75	0.00	6.02	145
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	0.35	0.8%		FAV	**174	**55	**68	**6.30	0.00	**128
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.07	0.2%		FAV	**178	**56	**70	**6.42	0.00	**131
Weighted Average						196.9	63.4	74.7	0.06	5.89	145.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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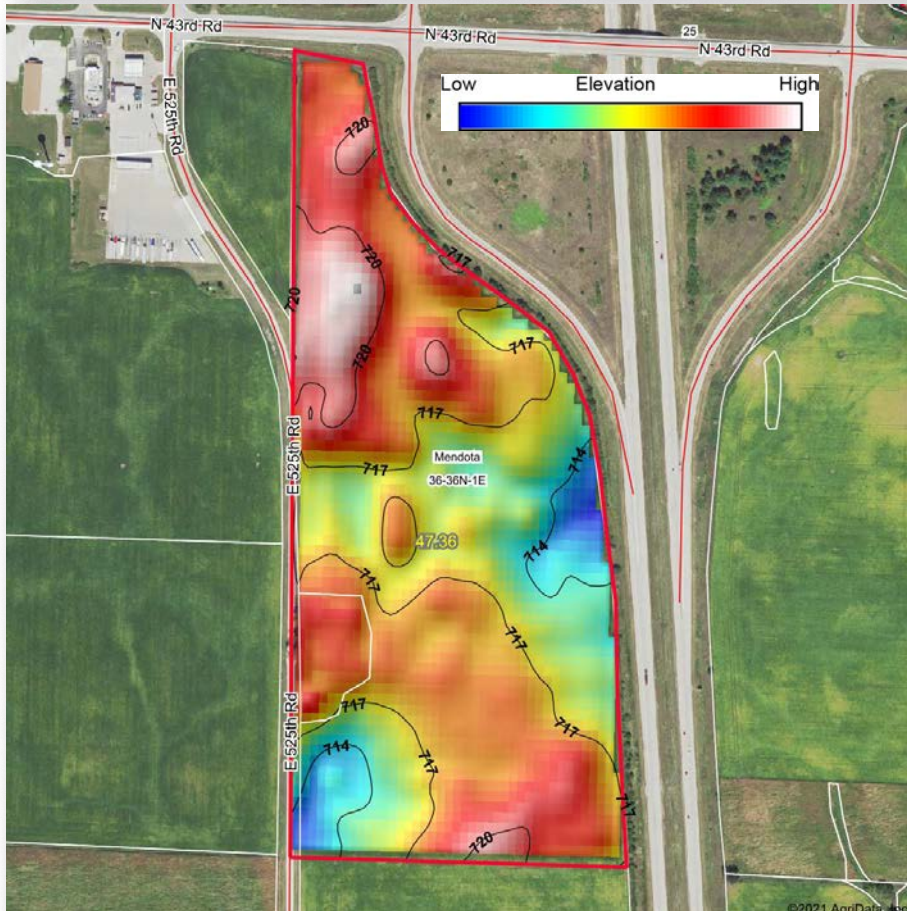
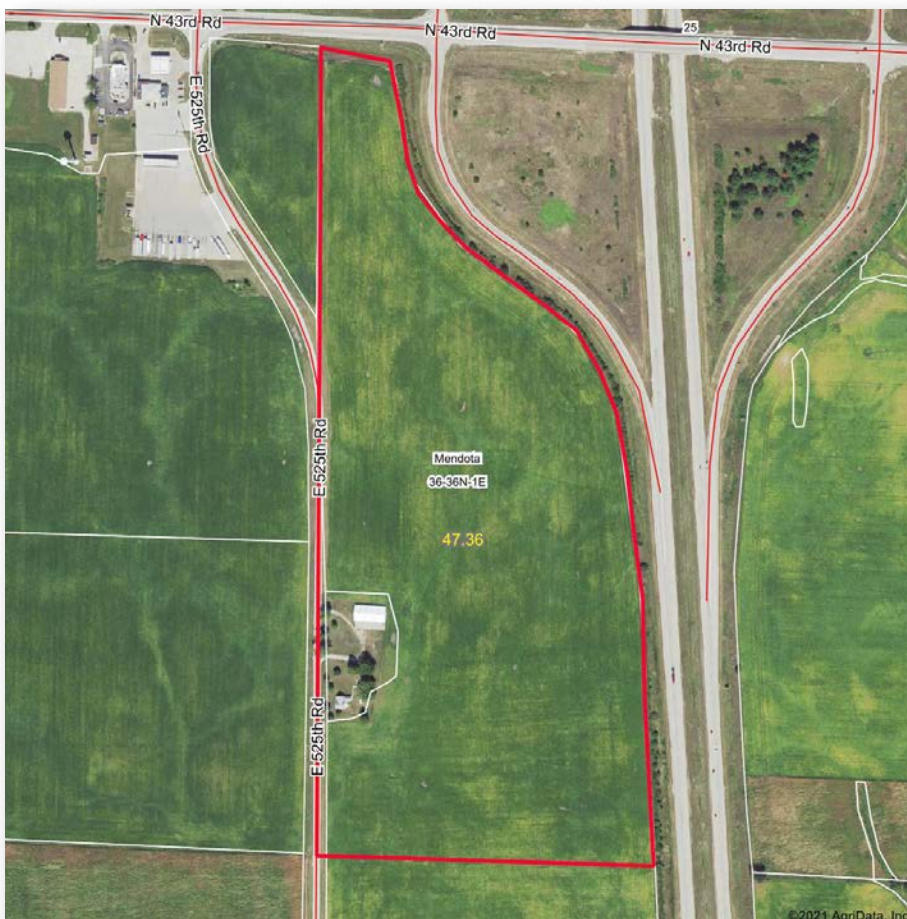
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

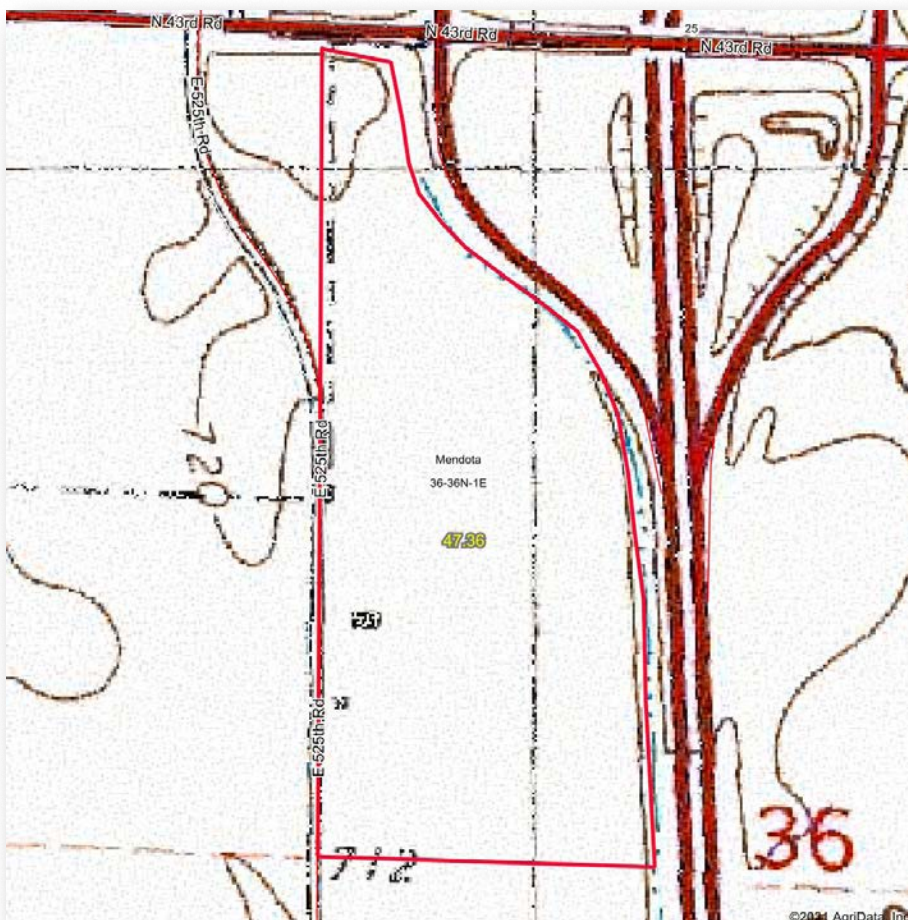
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



Boundaries and acreages are approximate.



looking northeast, 10.19.21



Boundaries and acreages are approximate.



Home + Building 4264 E 525 th Road Mendota Illinois 61343		
bedrooms	-	2
bathrooms	-	1
garage	-	none
basement	-	partial basement and slab
2022 lease	-	property is vacant as of January 1, 2022
year built	-	1925
square footage	-	1,524'
shed	-	60' x 120' (leased by current farm operator)





**Professional Land Specialists**

2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us

Auction Registration Bidder Information

Name _____ Bidder # _____

Address _____

City _____ State _____ Zip _____

Email _____ @ _____

Phone _____ cell ☐ landline ☐

Would you like to be notified of future auctions?

Regular Mail ☐ Email ☐

State/County of interest _____

If you will be bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

By signing this Auction Registration form, I understand that Land Pro LLC, and its representatives, represent the Seller(s) and are not acting on behalf of the Buyer(s). This notice of no agency is provided as required by state law.

If I am the successful bidder, I hereby agree to comply with the terms and conditions of the sale including, but not limited to, signing and performing in accordance with the purchase agreement.

Signed _____

Date _____

Terms and Conditions

Procedure. This is a four-tract auction. All tracts will be offered as a "Choice" auction method. The "Choice" auction method allows the high bidder to choose which tract(s) they would like to purchase. If there are remaining tract(s) after the high bidder decides, the remaining tract(s) will be offered with another round of bidding. Tracts will not be combined at the end. Bids will be taken ONLINE ONLY. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. All successful bidders will sign a purchase agreement immediately following close of bidding.

Down Payment. A ten percent (10%) earnest money deposit, of the total purchase agreement price, will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place thirty (30) days after January 18, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before February 18, 2022.

Possession/Leases

Farm Lease. Possession will be granted at closing. The 2022 cash rental lease (261.90 tillable acres at \$275.00 per acre = \$72,022.50, payable March 1 and December 15 in equal payments), including building, fully executed on December 6, 2021, with all contained terms and conditions, to be assumed by the buyer(s) at closing. In addition, a credit of \$125 per tillable acre will be granted to the buyer(s) at closing.

Farmhome. Vacant as of January 1, 2022.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer(s).

Real Estate Taxes and Assessments. Seller will credit, at closing, the 2021 real estate taxes payable in 2022 based upon the most recent real estate tax information available. 2022 real estate taxes payable in 2023, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. All tracts are surveyed and will be sold based on surveyed acres.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. Land Pro LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, Land Pro LLC, or its representatives. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, Land Pro LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, Land Pro LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of Land Pro LLC, this sale may be recorded and/or videotaped. Seller, Land Pro LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Seller. States Duvall, Inc.

Attorney. The Cantlin Law Firm

Ray L. Brownfield ALC AFM | Designated Managing Broker
Land Pro LLC
License 471.002495 (Real Estate)

Robert J. "Rob" Warmbir | Auctioneer
RW Property Services, Inc.
License 441.002377 (Auctioneer)



Boundaries and acreages are approximate.

UPCOMING FARMLAND AUCTION

Wilton Township Farm
201.64± surveyed acres
3 tracts
Will County Illinois

IN-PERSON & LIVE ONLINE

January 20, 2022 | 2:00 pm

12.22.21

Rob Warmbir, Auctioneer
RW Property Services, LLC.
IL License 441.002377
rwpropertyservice.com



Ray L. Brownfield ALC AFM
Land Pro LLC
Designated Managing Broker | Owner
630.258.4800 | landprollc.us